



**Western Crescent, Lincoln**

**£230,000**

  
**MARTIN&CO**



Western Crescent, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£230,000

Date Available:  
Deposit:  
null

- Traditional Bay Fronted Home
- Generous Plot
- Good Sized Conservatory
- Kitchen Diner
- Popular Location
- Potential to Extend (STPP)
- Tenure - Freehold
- Council Tax Band - B / EPC Rating - D

Traditional bay fronted three bedroom semi-detached home within the popular Boultham Park area. Comprising internally of a living room, kitchen diner, 15' conservatory, three bedrooms and a bathroom. Occupying a generous plot giving the potential to extend and further develop the property (STPP).





Western Crescent is just off Boultham Park Road, offering a wealth of amenities to include schooling, shops, doctors surgery and parks. Public transport links run in and out of the historic Cathedral city of Lincoln.

Entrance Hall  
PVC front door, wood effect laminate flooring, pendant fitting, radiator, Worcester  
thermostat control and stairs rising to the first floor.

Kitchen Diner  
14'5" x 10'6"

Base and eye level units with laminated work surfaces, tiled splash backs and an inset composite sink and drainer. Fitted double oven, electric hob with extractor over, space and plumbing for a washing machine and dishwasher, further space for a tumble dryer and an American style fridge freezer. PVC side window with French doors leading to the conservatory, light fittings, radiator and tiled flooring. The mains consumer unit and electric meter is housed within a base unit.

Stairs / Landing  
Carpet flooring, PVC side window, pendant fitting and access to the loft.

Bedroom  
10'7" x 9'9"  
PVC window to the rear aspect, carpet flooring, pendant fitting and a radiator.

Bedroom  
7'11" x 6'1"  
PVC window to the front aspect, carpet flooring, pendant fitting and a radiator.

Garage  
15'8" x 7'10"

### Fixtures & Fittings.

#### Energy Efficiency Rating

| Rating      | Current | Potential |
|-------------|---------|-----------|
| A (92 plus) |         |           |
| B (81-91)   |         |           |
| C (69-80)   |         | 75        |
| D (55-68)   | 64      |           |
| E (39-54)   |         |           |
| F (21-38)   |         |           |
| G (1-20)    |         |           |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

### Environmental Impact (CO<sub>2</sub>) Rating

| Rating      | Current | Potential |
|-------------|---------|-----------|
| A (92 plus) |         |           |
| B (81-91)   |         |           |
| C (69-80)   |         | 75        |
| D (55-68)   | 64      |           |
| E (39-54)   |         |           |
| F (21-38)   |         |           |
| G (1-20)    |         |           |

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive 2002/91/EC

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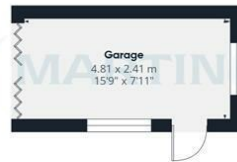




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

88.3 m<sup>2</sup>  
950 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.